SLOCAT HOME™ · THE PARTS LIST · PRICES CHECKED SATURDAY, NOVEMBER 14, 2026

# Everything a smart home needs, on one list

What we install, what each piece does and what it costs. It all runs on Home Assistant, on a small computer that stays in your house.

**Runs in your house** | Works with what you own | Tested in our own homes

**THE PROBLEM**

**Most smart-home gear is sold one app at a time,** each brand with its own account and its own cloud. When a maker changes its rules or its servers go down, that part of the house stops answering: one garage-door maker cut Home Assistant off in 2023. This list picks gear that talks to Home Assistant directly, so one assistant runs all of it.

## 01 How the pieces fit

THE BRAIN
**From $199**
Home Assistant on a small computer that stays on, in your house. Page 2.

THE RADIOS
**$0 to $69**
Wi-Fi is built in. A USB stick adds Zigbee, Thread or Z-Wave. Page 2.

THE DEVICES
**Your pick**
Music, TVs, switches, plugs, thermostats, locks, sensors. Pages 4 to 6.

THE VOICE
**$0 to $69**
Your Slocat agent, Siri, a Voice speaker, or your Google or Echo speakers. Page 3.

OURS running in a Slocat home today · WORKS Home Assistant supports it; not in our homes yet · AVOID trouble we have seen
LOCAL works with the internet down · CLOUD needs the maker's servers

## 02 Running in our homes today

- **A large home, wired for Z-Wave**
- **48 Z-Wave devices:** dimmers, switches, lamp plugs, fan controls, scene keypads.
- **4 TVs, whole-house music and a receiver** on the home network.
- **2 voice speakers** and its own Slocat agent.

- **A family home on Wi-Fi**
- **3 music zones** on WiiM players, volume by room, by text.
- **TV and Roku by text:** power, apps, TV volume.
- **Run by text** from the owner's Slocat agent.

## 03 Where Home Assistant runs

One small computer that never turns off. Most homes need nothing bigger than the first row.

| OPTION | WHAT IT IS | PRICE | STATUS |
|---|---|---|---|
| **Home Assistant Green**<br>Our pick for most homes | A ready-made box: 4 GB memory, 32 GB storage, power supply and network cable in the box. No radios inside, so add a stick below for Zigbee, Thread or Z-Wave. | **$199** | WORKS LOCAL |
| **A mini-PC running Home Assistant OS**<br>For cameras and local voice | Any 64-bit PC that boots UEFI. A small N100-class mini-PC has room for camera recording and local speech. | **Varies** | WORKS LOCAL |

### Always on, wired

A network cable to the router, not Wi-Fi, and a fixed address on the router.

### Battery backup

A UPS with a USB port, so Home Assistant knows when the power is out. Ours: a CyberPower CP1500PFCLCD, read locally.

### Backups

Home Assistant's automatic backups, one copy off the box (a NAS or Home Assistant Link), and one test restore.

## 04 The radios

We build on today's standards: Wi-Fi, and Zigbee or Thread. Wi-Fi comes free; Zigbee and Thread need a USB stick on the Home Assistant computer.

| RADIO | FOR | HARDWARE | PRICE | STATUS |
|---|---|---|---|---|
| **Wi-Fi** | Wi-Fi plugs, music players, TVs, streaming boxes | Your router | **$0** | OURS |
| **Zigbee or Thread** | Sensors, bulbs, budget plugs | **Home Assistant Connect ZBT-2**. Runs Zigbee or Thread, one at a time. | **$49** | WORKS |

**Z-Wave:** it still has a larger choice of devices, and its wall switches come in colors to match a home's faceplates, where Zigbee's come in standard white. If your home has colored switches, we go with Z-Wave, on the Home Assistant Connect ZWA-2 stick ($69) that the Z-Wave picks on pages 5 and 6 use. The cost is about the same for all three.

**Tip:** put each USB stick on a short extension cable, away from the computer's USB 3 ports.

Sources: home-assistant.io (the Green, Connect ZWA-2 and Connect ZBT-2 pages and the install guides), checked Sat 11/14/2026. "Ours" means one of our homes runs it today.

## 05 The network comes first

A smart home is only as good as its Wi-Fi. Devices in a room with a weak signal drop out, so this is often the first job.

| PIECE | WHAT IT DOES | STATUS |
|---|---|---|
| **Gateway (the router)** | One network the whole house shares. For most homes, a UniFi Cloud Gateway (Ultra or Max), so one app runs everything. | WORKS |
| **Access points** | Enough access points that no spot in the house has weak Wi-Fi, not one in every room. Ceiling or in-wall units (UniFi U7 series). | OURS |
| **PoE switch** | Powers access points and doorbells through the network cable. | OURS |
| **A guest house, barn or shop** | An access point out there, not a second router, plus the Guest Network to keep visitors off your home network. The guest network reaches the main house too. TV coax already run to the building can carry the network (MoCA), far sturdier than Powerline. | WORKS |
| **Fixed addresses** | Reserve addresses on the router for Home Assistant, the TVs and the music players, so routines can always find them. | WORKS |
| **A separate network for smart devices** (a VLAN) | We advise against it: it makes setup and upkeep a pain. Adding your accounts to a new TV means moving your phone to that network first. We turn on the right security settings instead, and the UniFi gateway secures the network. On an internet provider's router, a separate network can make sense. | AVOID |
| **Powerline Wi-Fi extenders** | They lose signal over the house wiring. We moved our own devices off one. | AVOID |

Network upgrades are quoted separately. Older homes usually need new network cable run through the walls. We hire that out, and when it's needed it is by far the largest cost of the project. Now and then a home's phone jacks already carry network cable we can reuse.

## 06 Voice and the assistant

Ask in plain words, by text or out loud. None of these needs an app open.

| OPTION | WHAT IT IS | PRICE | STATUS |
|---|---|---|---|
| **Your Slocat agent** | Plain requests by text or voice from your phone, tablet, watch, PC or Mac: "turn the family room TV on and open YouTube." It runs our own homes today. | **With the Personal Agent** | OURS |
| **Home Assistant Voice Preview Edition** | A room speaker with microphones; the wake word runs on the device. Speech can stay in the house if your language is supported. Needs a USB-C 5 V 2 A power supply (not in the box). | **$69** | OURS, LOCAL |
| **Siri and Apple HomeKit** | iPhone, Apple Watch and HomePod, through Home Assistant's free HomeKit Bridge. | **$0** | WORKS, LOCAL |
| **Home Assistant Link**<br>The new name for Home Assistant Cloud | Part of every install: remote access, faster cloud speech, and the bridge to the Google or Echo speakers you already own. Fully local is possible, but it adds significant cost to the install and upkeep. | **$65 a year** | OURS, CLOUD |
| **Google or Echo speakers you already have** | They work with Home Assistant for turning things on and off, and we're happy to use them. Their microphones are better than the Voice speaker's today. Connected through Home Assistant Link. | **$0** | WORKS, CLOUD |

Sources: home-assistant.io/voice-pe (price, power supply, local speech) and the HomeKit Bridge page, checked Sat 11/14/2026. Home Assistant Link, sold by Nabu Casa, is the new name for Home Assistant Cloud (home-assistant.io blog, Fri 10/2/2026).

## 07 Music in every room

WiiM for value, Sonos for a whole-house system. Home Assistant runs both locally, room by room.

| MODEL | WHAT IT IS | LIST PRICE | STATUS |
|---|---|---|---|
| **WiiM Mini** | Streams to a powered speaker or a receiver. | **$99** | WORKS |
| **WiiM Pro** | Streams into your amp or receiver. 12 V trigger (2.5 mm). | **$169** | OURS |
| **WiiM Pro Plus** | The step-up Pro. 12 V trigger (2.5 mm). | **$219** | WORKS |
| **WiiM Ultra** | A streamer with a touchscreen. 12 V trigger (3.5 mm). | **$349** | WORKS |
| **WiiM Amp** | Streamer and amplifier in one: wire passive speakers to it. | **$299** | OURS |
| **WiiM Amp Pro** | The step-up Amp. | **$379** | WORKS |
| **WiiM Sound, WiiM Sound Lite** | Wireless speakers that join a WiiM group. WiiM's store lists them as coming soon, with no price yet. | **Coming soon** | SOON |
| **Sonos** (Arc, Beam, Amp, Port) | Whole-house music and TV sound. The Port replaces the discontinued Connect; a WiiM Pro costs less. | **Varies** | OURS |
| **Denon receiver** (Marantz works the same way) | Surround sound, with volume and inputs in Home Assistant. | **Varies** | OURS |
| **Google, Echo or Apple HomeKit speakers** you already have | Many homes already use them for whole-house music, and Home Assistant works with all three. | **Already yours** | WORKS |

Home Assistant's WiiM integration is local and carries its highest quality rating (platinum). Up to 16 WiiMs play as one group (WiiM's FAQ).

### Keep a good older amplifier

A WiiM Pro streams into it. Its 12 V trigger switches a relay power strip, so the amp comes on when the WiiM wakes and goes off when it sleeps. The relay has 1 always-on, 1 normally-on and 2 normally-off outlets, 12 A in all, for indoor use. No Home Assistant needed for this part.

| OLD-AMP KIT | PRICE |
|---|---|
| **WiiM Pro** (WiiM) | **$169.00** |
| **Digital Loggers IoT Relay II** (Amazon, Fri 11/13) | **$36.25** |
| **2.5 mm mono plug to bare-wire cable** (Amazon, Fri 11/13) | **$6.49** |
| **Kit total** | **$211.74** |

## 08 TVs and streaming boxes

| TV OR BOX | WHAT HOME ASSISTANT CAN DO | STATUS |
|---|---|---|
| **LG webOS TVs** (OLED) | Power, inputs, apps and volume. Turn on the TV's wake-on-network setting. | OURS LOCAL |
| **Samsung smart TVs** | Power, status, apps and volume. | OURS LOCAL |
| **Roku players, TVs and Streambars** | Open apps, play and pause, power. | OURS LOCAL |
| **Apple TV 4K** | Apps, play and pause, power. | OURS LOCAL |
| **Google TV and Android TV, Sony Bravia** | Power, apps and volume. | WORKS LOCAL |
| **VIDAA-system TVs** (some Hisense) | Shows up only as a media player: Home Assistant can't turn it on. Control a streaming box on it instead. | AVOID |

**An older high-end TV that isn't smart?** Added hardware can make it smart, but in most cases a new smart TV is the better move.

Sources: wiimhome.com list prices and trigger pages, checked Sat 11/14/2026 and Fri 11/13/2026; the Digital Loggers IoT Relay II spec sheet; Amazon prices on the date shown.

## 09 Lights, switches and plugs

Smart switches beat smart bulbs: the wall switch still works for guests, and any lamp you buy later just works.

| PICK | WHAT IT DOES | PRICE | STATUS |
|---|---|---|---|
| **Leviton Decora Z-Wave** (DZ6HD dimmer, DZ15S switch; ours) or **Zooz ZEN71/72/74** | In-wall dimmers and switches. For a three-way, a smart dimmer plus a companion of the same brand (Zooz ZEN72 + ZAC99). | **Varies** | OURS LOCAL |
| **Lutron Caséta** + Caséta Smart Hub (L-BDG2-WH) | In-wall dimmers and switches on Lutron's own radio. The PD-6WCL dimmer needs no neutral wire. | **Varies** | WORKS LOCAL |
| **Zooz ZEN32 scene keypad** | Five buttons by the bed or the door: all off, movie, good night. | **Varies** | OURS LOCAL |
| **Z-Wave plug-in modules** (Leviton DZPD3, ours; Zooz ZEN04/05) | Lamps and small loads, with no wiring. | **Varies** | OURS LOCAL |
| **TP-Link Tapo P125M** (Wi-Fi) | The lowest cost per plug. Set up in the Tapo app, then sign in to TP-Link once in Home Assistant. | **$24.99 for 3** Amazon, Sat 11/14 | WORKS LOCAL |
| **Shelly Plug US Gen4** (Wi-Fi) | Measures power. | **$24.99** Shelly; sold out 11/14 | WORKS LOCAL |
| **Third Reality Zigbee plug** | Measures power, and each plug extends the Zigbee mesh. Needs the ZBT-2 stick. | **$38.99 for 4** Amazon, Sat 11/14 | WORKS LOCAL |
| **Aeotec Range Extender 7** | Strengthens a weak Z-Wave mesh. | **Varies** | OURS LOCAL |
| **Cloud-only Wi-Fi plugs and switches** (Tuya-type) | An internet or maker outage strands them. | | AVOID CLOUD |

## 10 Climate and water

| PICK | WHAT IT DOES | PRICE | STATUS |
|---|---|---|---|
| **ecobee Smart Thermostat** Essential · Enhanced · Premium | Runs through ecobee's cloud; a local option through Apple HomeKit pairing. Check the wiring for a C (common) wire first. | **$139.99 · $199.99 · $259.99** | WORKS CLOUD |
| **Google Nest Thermostat** | Runs through Google's cloud. Google's Device Access sign-up costs $5, once. | **Varies** | WORKS CLOUD |
| **The smart thermostat you already have** (dealer-installed too) | Home Assistant most likely works with it already, so keep it, especially if your system is zoned. Many run through the maker's cloud. | **Already yours** | OURS CLOUD |
| **Water-leak sensors** (Zooz ZSE42, Aeotec Water Sensor 7) | At the water heater, the washer and each sink, ideally with an automatic shutoff valve. A gap in our own homes, too. | **Varies** | WORKS LOCAL |
| **240 V load switch** (Aeotec Heavy Duty, Z-Wave) | Turns an electric water heater off and back on. | **Varies** | WORKS LOCAL |
| **Rachio 3 sprinkler controller** | Watering zones and schedules. | **Varies** | OURS CLOUD |
| **Sense energy monitor** | Whole-house power use. Its device detection is hit and miss, so routines shouldn't depend on it. | **Varies** | OURS CLOUD |

Sources: ecobee.com and casetawireless.com product pages, the Shelly US store and home-assistant.io (ecobee, Nest, Lutron Caséta and TP-Link pages), checked Sat 11/14/2026; Amazon prices on the date shown.

## 11 Locks, garage and car

Locks and garage doors are where a local connection matters most. Our rule: nothing unlocks by voice without a PIN.

| PICK | WHAT IT DOES | PRICE | STATUS |
|---|---|---|---|
| **Schlage Connect BE469ZP** (Z-Wave) | Keypad deadbolt with a built-in alarm. Needs the ZWA-2 stick. | **From $241.00** | WORKS LOCAL |
| **Yale Assure Lock 2, Z-Wave** | Keypad deadbolt. Needs the ZWA-2 stick. | **$209.99 to $249.99** | WORKS LOCAL |
| **Kwikset SmartCode, Z-Wave** | Keypad deadbolt. Needs the ZWA-2 stick. | **Varies** | WORKS LOCAL |
| **Cloud-only locks** | No local path: when the maker's servers are down, Home Assistant can't reach the lock. | | AVOID CLOUD |
| **ratgdo32 disco** garage controller | Local garage-door control for Security+ 2.0, Security+ 1.0 (with an 889LM wall panel) and basic dry-contact openers. No cloud, no subscription. | **$94** Sold out at the maker 11/14 | WORKS LOCAL |
| **MyQ and cloud garage add-ons** | MyQ cut Home Assistant off in 2023. The cloud add-on in one of our homes has no local path and shows phantom states. | | AVOID CLOUD |
| **Tesla Wall Connector** (Gen 3) | Car charging status and power, over the home network. | **Varies** | OURS LOCAL |

## 12 Sensors, cameras and screens

**Already have an alarm system? Keep it.**

Home Assistant connects to many existing security systems, including the wired ones many older homes have. You know the moment a door or window opens or a smoke alarm on the system goes off.

| PICK | WHAT IT DOES | STATUS |
|---|---|---|
| **Motion, temperature and humidity** (Aeotec MultiSensor 7, Zooz ZSE44) | Lights on when you walk in, fans on when it's humid. We run the older MultiSensor 6. | WORKS LOCAL |
| **Door and window** (Sensative Strips) | A thin contact sensor hidden in the frame. | OURS LOCAL |
| **Reolink PoE cameras and doorbell** | Record in the house, on a Reolink recorder or on Frigate. | WORKS LOCAL |
| **UniFi Protect cameras** | Record on a UniFi console. | WORKS LOCAL |
| **Smoke and carbon monoxide** | Keep these on your alarm company's listed devices. Home Assistant can watch; it doesn't replace them. | WORKS |
| **Wall tablets** (Android, Fully Kiosk Browser) | A dashboard on the wall. Pick a tablet that can stay plugged in all the time. | OURS LOCAL |

Sources: schlage.com, shopyalehome.com (Z-Wave locks) and ratcloud.llc with the ratgdo docs, checked Sat 11/14/2026; home-assistant.io integration pages.

## 13 What we don't buy, and why

| ITEM | WHY |
|---|---|
| **Cloud-only plugs and switches** | An internet or maker outage strands them. |
| **MyQ and cloud garage add-ons** | MyQ cut Home Assistant off in 2023; the cloud add-on in one of our homes shows phantom states. |
| **Logitech Harmony remotes** | Discontinued in 2021. |
| **Powerline Wi-Fi extenders** | They lose signal over the house wiring. |
| **VIDAA-system TVs, if you want control** | Home Assistant can't turn them on. |
| **GoControl (Nortek) switches** | The brand is gone, and its companion switches in one of our homes keep failing. We check every model before we order. |

## 14 A starter set

A sample for a mid-size home: the brain, one radio, voice, plugs, a thermostat, a front-door lock and one music zone. Home Assistant Link adds $65 a year.

| ITEM | QTY | PRICE |
|---|---|---|
| **Home Assistant Green** | 1 | $199.00 |
| **Home Assistant Connect ZWA-2** (Z-Wave, for the lock) | 1 | $69.00 |
| **Home Assistant Voice Preview Edition** (add a USB-C power supply) | 1 | $69.00 |
| **TP-Link Tapo P125M plugs**, 3-pack (Amazon, Sat 11/14) | 1 | $24.99 |
| **ecobee Smart Thermostat Essential** | 1 | $139.99 |
| **Schlage Connect BE469ZP** deadbolt | 1 | $241.00 |
| **WiiM Amp** (one music zone; speakers extra) | 1 | $299.00 |
| **Starter set, before tax, shipping and installation** | | **$1,041.98** |

## Tell us your rooms. We'll turn this into your quote.

Which rooms, what you want to control and what you already own. We'll be straight with you about fit before any quote.

**info@slocatgroup.com** | **slocatgroup.com/for-home.html**

Prices are each maker's list price on its own store, checked Sat 11/14/2026, before tax and shipping; Amazon prices carry their date. Installation and the monthly plan are priced at slocatgroup.com/for-home.html. "Ours" means running in a Slocat home today. Home Assistant is an open-source project of the Open Home Foundation; Slocat Group is independent of it. Product names belong to their owners.